



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00112 Paseo Del Este Unit Four
Application Type: Major Preliminary
CPC Hearing Date: January 10, 2013
Staff Planner: George Pinal, 915-541-4152, pinalg@elpasotexas.gov
Location: North of Eastlake Blvd. and East of Darrington Road
Legal Description Acreage: 7.929 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ

Nearest School: Horizon Heights Elementary School and Col. John O. Ensor Middle School (both 0.76 miles)
Nearest Park: Horizon Mesa Park (1.0-mile)
Parkland Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Paseo Del Este 4, LP
Applicant: TRE and Associates
Representative: TRE and Associates

SURROUNDING ZONING AND LAND USE:

North: ETJ
South: ETJ
East: ETJ
West: ETJ

THE PLAN FOR EL PASO DESIGNATION: 05 Remote

APPLICATION DESCRIPTION

The applicant is proposing development of 43 residential lots with the smallest being 4,500 square feet and the largest approximately 5,425 square feet in size. In addition, the applicant is proposing a pond approximately 1.17 acres in size. Primary access will be from Eastlake Blvd. The plat includes a 10' restrictive access easement for double frontage lots running at the southern edge of the plat on Eastlake Blvd that complies with 19.23.040 (H) (Double Frontage Lots).

The applicant is proposing lots that do not meet the dimensional standards as set forth in section 19.11.030.A.1. *(Please note that the City attorney's office has advised that the lot dimensions provided in Section 19.11.030.A.1 do not apply to this subdivision).*

CURRENT REQUEST

The applicant is submitting the application on a Major Preliminary basis.

Development Coordinating Committee

The Development Coordinating Committee recommends approval of the preliminary plat with the recommendation that the Plan Commission require landscaping of double frontage lots adjacent to Eastlake.

Planning Division Recommendation

No objections to the proposed subdivision.

City Development Department - Land Development

Land Development does not object and recommends approval of the request.

City Development – Transportation

No Objections to the proposed subdivision.

Notes:

1. El Paso County has submitted a letter waiving the requirement for improvements to Eastlake and has required dedication of ten feet to accommodate the future expansion of Eastlake
2. Developer shall be responsible for their proportionate share of the traffic mitigation and improvements at all intersections within the scope of the TIA.
3. Developer shall coordinate with El Paso County and TXDOT.
4. Sidewalks are required on both sides of Eastlake in accordance with Section 19.21 (Sidewalks).
5. Double frontage lots along Eastlake shall comply with Section 19.23.040 H (Double Frontage Lots).
6. Landscape, vegetation to include trees, and irrigation systems are required within the proposed medians and parkways on Eastlake. These improvements are to be included in the subdivision improvement plans.
7. Temporary breakaway guardposts with retro-reflective end of road markers or Type III Barricages shall be provided at the ends of Paseo Solar Drive and Paseo Musical Drive
8. All existing or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City Design Standards for Construction and be ADA/TAS compliant.

El Paso Water Utilities

1. EPWU does not object to this request.

General

2. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

Parks and Recreation Department

Please note that this is a residential subdivision composed of **43 lots** located with-in the City of El Paso east extra territorial jurisdiction (ETJ) area **but not** within the areas of potential annexation by the City, thus being excluded from the calculation for "Parkland Dedication" as per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.020 - Dedication Required

- A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Texas Gas Service

No comments received.

Central Appraisal District

Blocks 1-4 currently exist. Block numbers on current plat will be revised sequentially as 21-24. Comments will be addressed prior to filing the plat

El Paso Electric Company

No comments received.

911 District

The placement of addresses on Paseo Del Plata Dr. and Paseo Solar Dr will be implemented prior to platting.

Fire Department

No comments received.

Geographic Information Systems

No comments received.

Socorro Independent School District

No comments received.

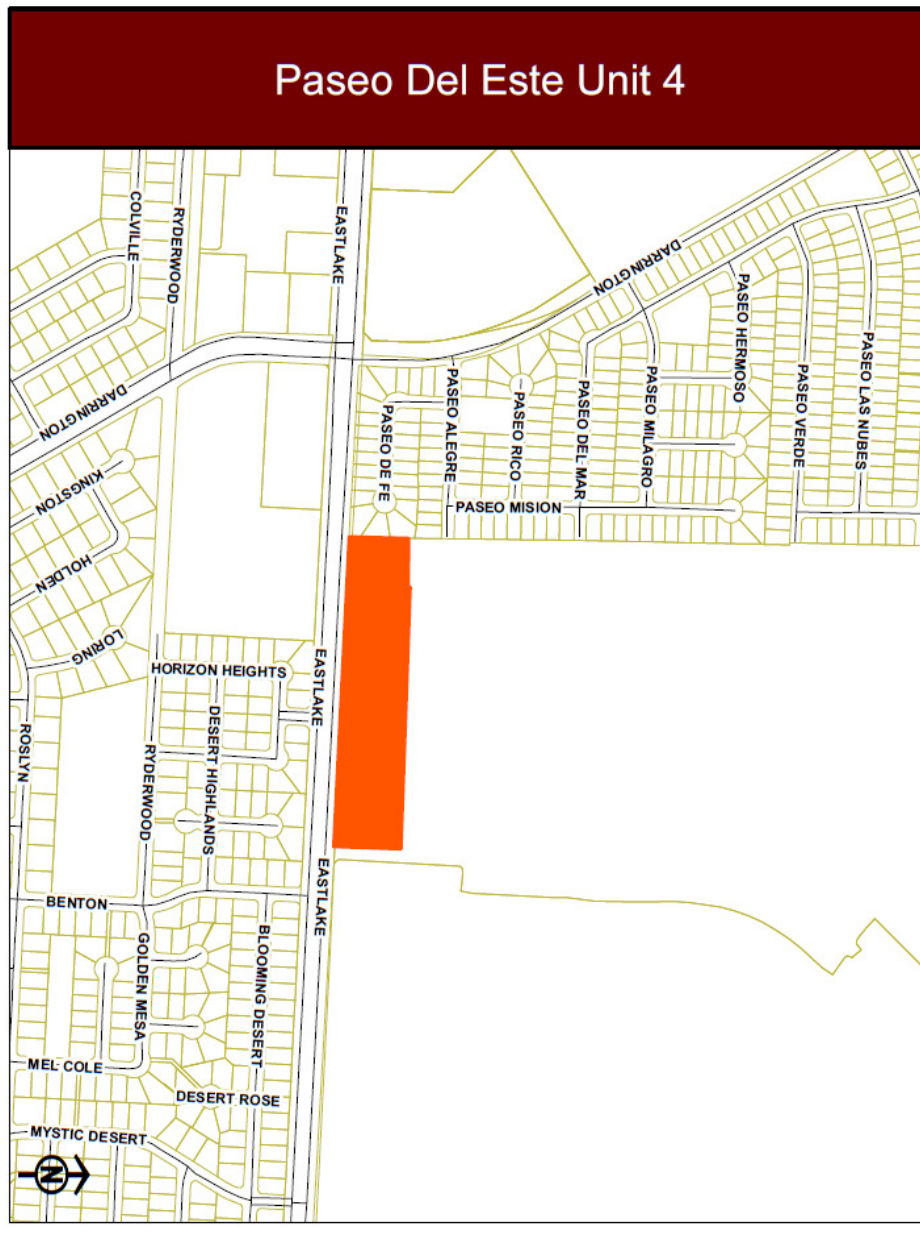
Additional Requirements and General Comments:

1. Submit to the Planning and Economic Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Application

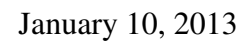
ATTACHMENT 1



ATTACHMENT 2

Paseo Del Este Unit 4





ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: 11/29/2012

FILE NO. SUSU12-00112

SUBDIVISION NAME: Paseo del Este Unit Four

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Section 21, Block 79, Township 3, Texas and
Pacific Railway Company, El Paso County, Texas.
Containing 7.929 acres
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>4.602</u>	<u>43</u>	Office		
Duplex			Street & Alley	<u>2.214</u>	
Apartment			Ponding & Drainage	<u>1.113</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	<u>7.929</u>	
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☐ No ☐
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)
Storm sewer RCP system conveying runoff from developed site
into retention pond.
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. **Improvement Plans submitted?** Yes ☐ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

- Paseo del Este Four, LP
4401 N. Mesa
12. Owner of record El Paso, Texas 79902 (915) 533-7900
(Name & Address) (Zip) (Phone)
12. Developer Hunt Communities Holding GP, LLC
4401 N. Mesa, El Paso, Texas 79902 (915) 533-7900
(Name & Address) (Zip) (Phone)
14. Engineer TRE & Associates, LLC
801 N. El Paso St. Ste. 150, El Paso, TX 79902 (915) 852-9093
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,901.00

OWNER SIGNATURE: 

REPRESENTATIVE: 

*Hunt Communities
Holding GP, LLC*

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.